



Beresford Manor Farm

South Road, Plumpton Green, Lewes, East Sussex, BN8 4EA

Batcheller
Monkhouse

Our Corner of England

BERESFORD MANOR FARM

An extremely versatile detached family home with extensive outbuildings and multiple potential annex accommodation in approximately 10 acres of land positioned in a much sought-after rural position with easy access to local amenities.

Ground Floor

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Utility Area
- Second Reception Room
- Ground Floor Bedroom
- Shower Room
- WC

- Second Kitchen
- Study

First Floor

- Main Bedroom Suite with Dressing Room
- 2 Double Bedrooms
- Family Bathroom
- Separate WC

Outside

- Detached Ancillary Accommodation Currently Divided into 4 Self-Contained Units of 3 One-Bedroom and a Two-Bedroom Accommodation
- Barn and Store
- Brick-Built Summer House with WC
- 5 Stables and Tack Rooms
- Fenced Paddocks
- Woodland
- In Total Approximately 10 Acres of Land



DESCRIPTION

Beresford Manor Farm is an extremely versatile home that can easily be tailored to suit a wide variety of uses, positioned in a convenient yet rural location with easy access to Plumpton and Haywards Heath. The main house currently comprises of a four/five bedroom family home which has temporarily divided into a three-bedroom home with internal access to a one-to-two-bedroom property.

The main features of the property include:

- The main **Entrance Hall** leading to the **Sitting Room** which opens to the **Kitchen/Dining Room**, both with glorious views across the property's land and doors out to the rear garden.
- There is internal access off of the entrance hall through to a temporarily divided accommodation which comprises of a further **Sitting Room**, a second **Kitchen**, ground floor **Bedroom, Bathroom**, separate **WC** and a **Study** or further bedroom if required.

First Floor

- Steps from the entrance hall lead up to the first floor where there is the **Main Bedroom** with a large **Dressing Area** and sliding doors giving access to a balcony.
- There are two further **Double Bedrooms**, a **Family Bathroom** with bath and tiled shower cubicle, and a separate **WC**.

OUTSIDE

The whole property is very secluded with the driveway winding through an area of woodland before arriving in front of the house to a large area of parking for many vehicles.

There is a substantial **Outbuilding** with almost 2,000 sq ft currently divided into four units of accommodation, three of them are one bedroom and one is two bedroom, each with their own kitchens, bathrooms and private gardens.

The main house has a wonderful sunny south-facing garden overlooking the paddocks. There are numerous outbuildings including a brick-built summer house with WC, a barn and store, and five stables and tack rooms. Most of the land is divided into paddocks for grazing with several wooded areas. In total approximately 10 acres.





AMENITIES

Local: Plumpton Green has a village general store with post office and public house.

Towns: Burgess Hill (3.8 miles), Haywards Heath (4.5 miles), Hassocks (5.5 miles), Lewes (6.5 miles), Brighton (13 miles).

Transport: Plumpton Railway Station (1.6 miles) Burgess Hill Station (3.8 miles) and Haywards Heath Station (5 miles) with services to London in approximately 70 minutes. Gatwick Airport (19 miles).

Schools: Plumpton Primary School www.plumpton.e-sussex.sch.uk/web, Ditchling Primary School www.ditchlingprimary.co.uk, Hassocks Infant School www.hassocks.w-sussex.sch.uk, Burgess Hill Girls www.burgesshillgirls.com, Hurst College www.hppc.co.uk, Plumpton College www.plumpton.ac.uk

Leisure: Plumpton Race Course www.plumptonracecourse.co.uk, Mid Sussex Golf Club www.midsussexgolfclub.co.uk, South Downs National Park www.southdowns.gov.uk

DIRECTIONS

Proceeding south out of Haywards Heath down Fox Hill, past the Fox and Hounds pub on the right and continue along the road for approximately one mile on the B2112 until reaching the mini-roundabout. At the roundabout, turn left signposted Wivelsfield Green. Follow Green Road for a short distance passing the village green on your right then turn right into South Road signposted Plumpton. Follow the road for a short distance and bear left at the mini roundabout in front of the school to stay on South Road. Follow this road for approximately half a mile where the entrance to the property will be found on your left hand side just before reaching St. Helena Lane on your right.

What3Words: ///goggles.assurance.vineyard

Additional Information

Local Authority: : Lewes District Council, Southover House, Southover Road, Lewes, East Sussex, BN7 1AB, Telephone: 01273 471600 Website: www.lewes-eastbourne.gov.uk

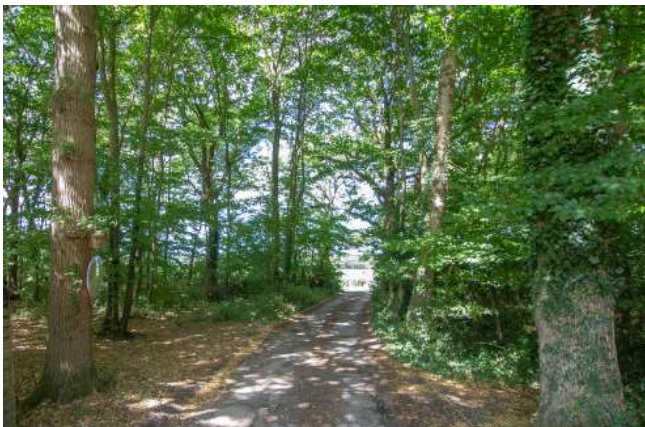
Services (not checked or tested): Mains electricity and water, oil-fired central heating, private drainage.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number ESX189606

EPC: EPC rating D

Council Tax: Band F



GUIDE PRICE £1,500,000

Viewings

For an appointment to view please contact our Haywards Heath Office, telephone 01444 453181

Battle
01424 775577
battle@batchellermunkhouse.com

Haywards Heath
01444 453181
hh@batchellermunkhouse.com

Pulborough
01798 872081
sales@batchellermunkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermunkhouse.com

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Approximate Area = 2221 sq ft / 206.3 sq m

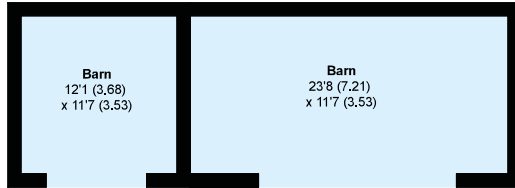
Limited Use Area(s) = 152 sq ft / 14.1 sq m

Annexe = 1943 sq ft / 180.5 sq m

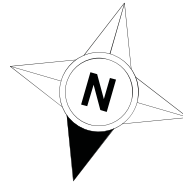
Outbuildings = 830 sq ft / 77.1 sq m

Total = 5146 sq ft / 478 sq m

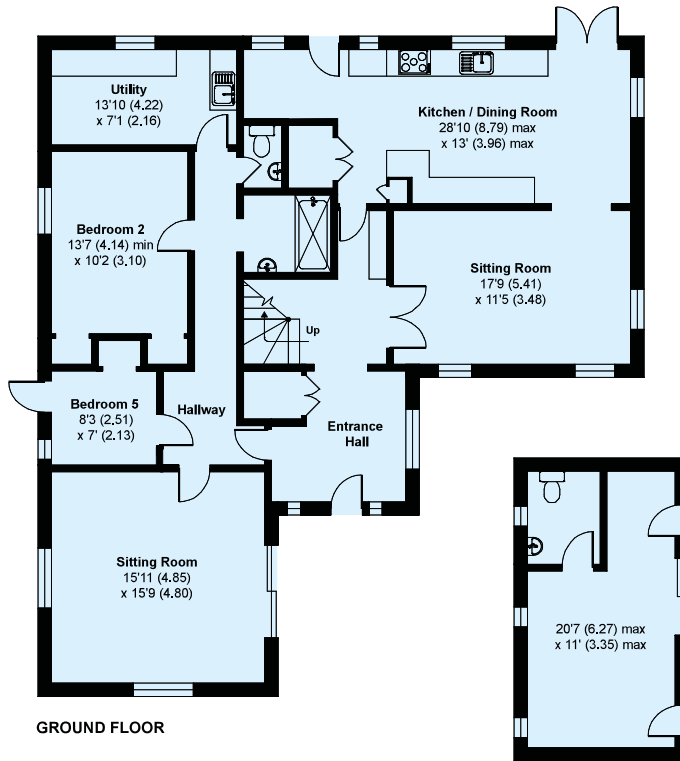
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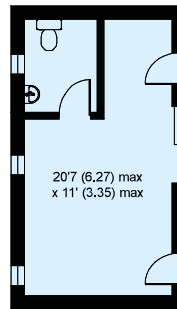
OUTBUILDING 1



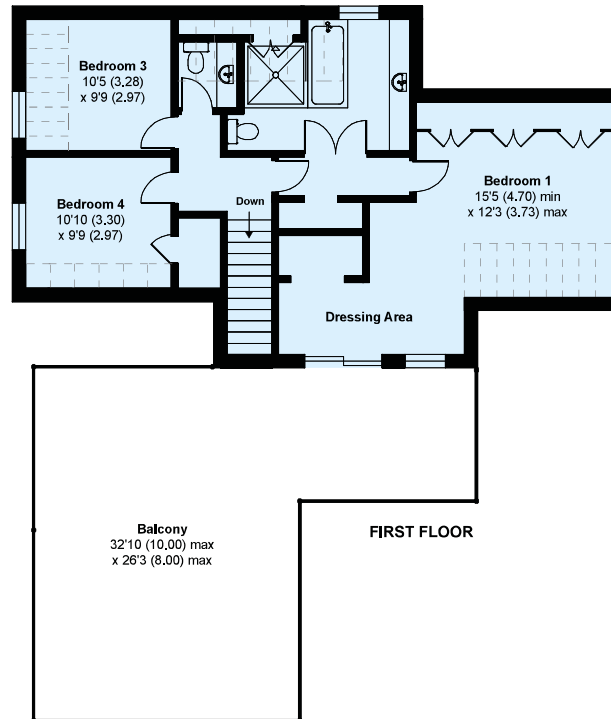
Denotes restricted head height



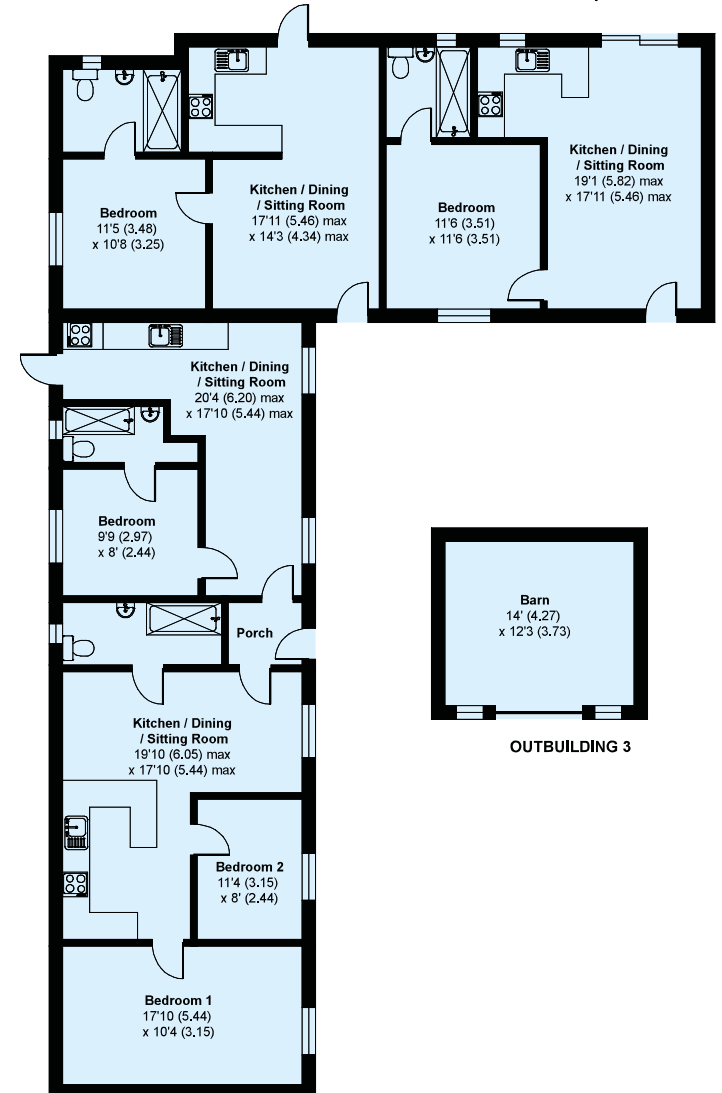
GROUND FLOOR



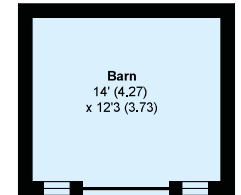
OUTBUILDING 2



FIRST FLOOR



ANNEXE



OUTBUILDING 3

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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